

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 31A is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by the sub-division of Parcel 31A into two parcels, 31A-1 and 31A-2 as shown on the attached map.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN7207.1, circular dated June 3, 1970.

MEMORANDUM

November 8, 1973

TO: BOSOTN REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA
PROJECT NUMBER MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN, PARCEL 31A

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan, with respect to Parcel 31A, and (2) authorize the Director to proclaim by certificate, this minor modification.

Parcel 31A is located at Perry, Washington and Laconia Streets in the South End Urban Renewal Area and contains some 25,000 square feet of land. The property is proposed for development by Mr. Thomas Bethoney, owner of the Red Fez Restaurant, which is located on the parcel.

The original proposal for Parcel 31A involved a one story 4,500 square foot building addition and 16 parking spaces. Due to the continued growth of the Red Fez and parking requirements dictated by the Zoning Code, the site plan has been redesigned several times by the redevelopers, architects, Burgemeyer and Opitz, to incorporate a more adequate building expansion plan, and more parking spaces than in the original proposal.

Development of Parcel 31A assumes the discontinuance of Laconia Street, and both the new restaurant addition and the parking are planned to extend over the former right-of-way of this street.

However, the discontinuance of Laconia Street remains blocked by the presence of one remaining private abutter and an underground Edison Transformer Vault at the Washington Street end of Laconia Street. While the Authority has finally received options to purchase the abutting property, a Gas Station at 439 Harrison Avenue, the Edison Vault will take four (4) to six (6) months to relocate.

The parking problem at the Red Fez continues to congest this area, especially on weekends, and the present condition of Parcel 31A, vacant, undeveloped, and unlighted, endangers a crime problem, particularly a case of continuing car theft.

Mr. Bethoney, the owner of the Red Fez Restaurant, has requested final designation of Parcel 31A-1 that is now available between Perry Street and Laconia Street, so that he may proceed with construction of the parking area portion of his proposal. Development at this time would be compatible with the ultimate site plan, and would provide approximately 30 parking spaces on approximately 9,000 square feet.

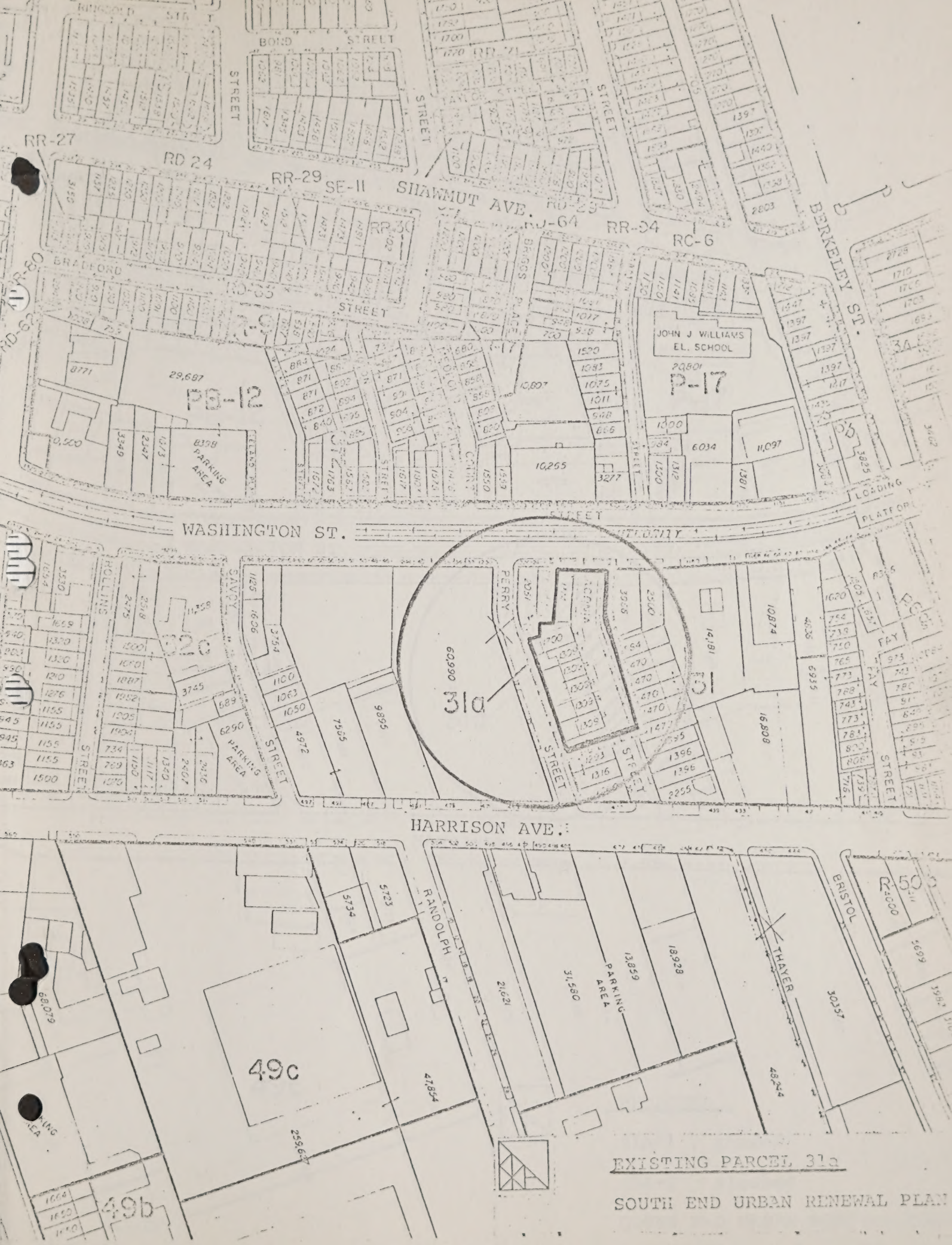
Therefore, it is recommended that the minor modification of the urban renewal plan be effected, sub-dividing Parcel 31A into Parcels 31A-1, 31A-2 with 31A-1 being the property now available for development.

It is, therefore, advisable to subdivide Parcel 31A into two Parcels, 31A-1 and 31A-2 as shown on attached map.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

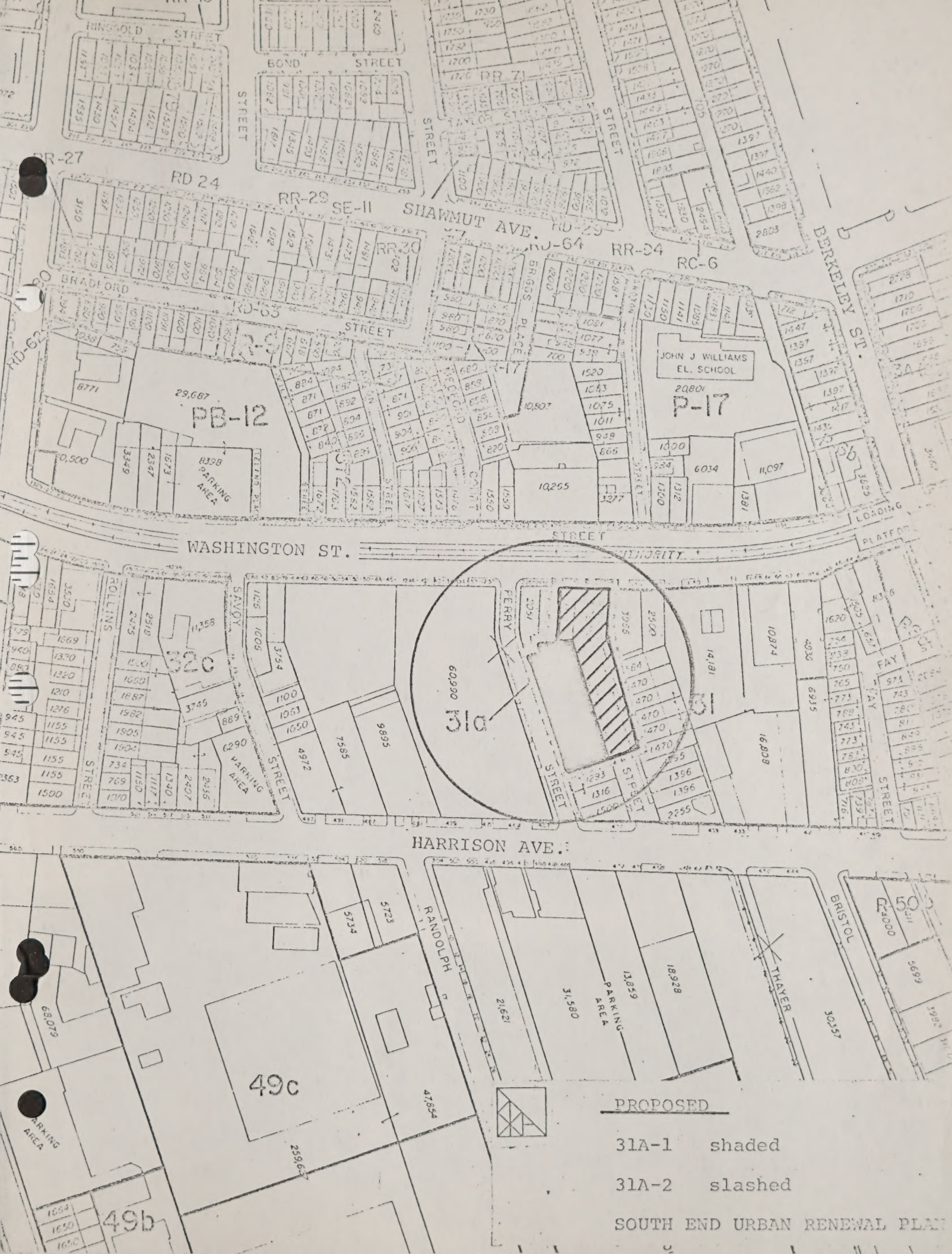
An appropriate resolution is attached.

Attachment:



EXISTING PARCEL 31a

SOUTH END URBAN RENEWAL PLAN



WASHINGTON ST.

HARRISON AVE.

PROPOSED

31A-1 shaded

31A-2 slashed

SOUTH END URBAN RENEWAL PLAN

